



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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PLANNING COMMISSION STAFF REPORT

Project Type: Amended Site Development Section Plan

Meeting Date: May 24, 2010

From: Kristian Corbin, Project Planner
Mara Perry, AICP, Senior Planner

Location: Northwest corner of the intersection of Edison Avenue and North Bell Avenue.

Applicant: Stock and Associates Consulting Engineers, Inc.

Description: **Spirit of St. Louis Airport, Lot 11-C:** An Amended Site Development Section Plan and Architectural Elevations for a 1.168 acre tract of land zoned “M3” Planned Industrial District located on the northwest corner of the intersection of Edison Avenue and North Bell Avenue.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc. on behalf of St. Louis County, has submitted an Amended Site Development Section Plan and Architectural Elevations for your review. The request is to completely enclose the existing 1,638 square foot carport and convert the interior space of said carport into a storage area. The existing carport is located on the northern side of the building.

LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

St. Louis County approved a rezoning from an “NU” Non Urban District to a “M-3” Planned Industrial District for Spirit of St. Louis Airport via Ordinance Number 2212. The ordinance was subsequently amended by St. Louis County Ordinance Numbers 9642, 11,768, 13,838, and 13,935.

On March 2, 1992, the City of Chesterfield adopted Ordinance 656 which amended St. Louis County Ordinance 13,935 to reduce the right-of-way on Edison Avenue from sixty (60) feet to forty (40) feet with a ten (10) foot road easement. On April 3, 1994, the City of Chesterfield adopted Ordinance 870 which amended St. Louis County Ordinances 2212, 9642, 11,768, 13,838, and 13,935 and allowed additional permitted uses.

The boundary of the “M-3” Planned Industrial District was changed via City of Chesterfield Ordinance 1156 on April 15, 1996. Ordinance 1156 amended St. Louis County Ordinance 13,838 and City of Chesterfield Ordinance 656 and repealed City of Chesterfield Ordinance 870. On September 15, 1997, the City of Chesterfield adopted Ordinance 1312 which amended Ordinance

1156 allowing for fraternal organizations within the established District. On July 20, 1998, the City of Chesterfield adopted Ordinance 1430 which reduced the side yard setback for 660 Goddard Avenue. The side yard setback changed from ten (10) feet to three (3) feet from the northern boundary and from ten (10) feet to nine (9) feet on the southern boundary.

On December 1, 2008, the City of Chesterfield approved a Lot Split for Adjusted Lot 11 into Lot 11-A and 11-B. On April 22, 2009, the City of Chesterfield approved a Resubdivision Plat subdividing Lot 11-B into three lots; 11-B, 11-C, and 11-D. Most recently, a Boundary Adjustment Plat for Lots 11-B, 11-C, and 11-D was approved on May 3, 2010 to amend the internal lot lines for separate leasing.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Land Use	Zoning
North	Airport	"M3" Planned Industrial District
South	Warehouse	"M3" Planned Industrial District
East	Warehouse	"M3" Planned Industrial District
West	Warehouse	"M3" Planned Industrial District



STAFF ANALYSIS

- Zoning**
 The site is currently zoned “M3” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 1430. The submittal was reviewed against the requirements of Ordinance 1430 and all applicable City of Chesterfield Ordinance requirements. The site adheres to the applicable City of Chesterfield Ordinance requirements and the governing ordinance.

- **Traffic/Access and Circulation**
The proposed enclosure is located on the north side of the existing structure. The subject site has frontage along North Bell Avenue with access via the cul-de-sac at the north edge of the street. Neither the access points nor internal circulation to the subject site will be altered by the enclosure.
- **Lighting**
There are no proposed changes to the lighting on the subject site.
- **Landscaping**
There are no proposed changes to the landscaping on the subject site.
- **Parking**
The enclosure will remove seven (7) parking spaces located within the existing carport. The removal of these spaces will reduce the amount of parking space provided to a total of nine (9) which include two (2) parking spaces designated as handicap. The proposal would meet the required six (6) parking spaces for the site.

ARCHITECTURAL REVIEW

This project was before the Architectural Review Board on May 13, 2010. During this meeting, the Board approved a motion to forward the project to Planning Commission for approval as presented by a vote of 5 to 0.

DEPARTMENT INPUT

Staff has reviewed the Amended Site Development Section Plan and Architectural Elevations and has found them to be in conformance with the Zoning Ordinance and City of Chesterfield Ordinance 1430.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

1. "I move to approve (or deny) the Amended Site Development Section Plan and Architectural Elevations for Spirit of St. Louis Airport Lot 11-C with the following condition that once recorded, the Plat Book and Page of the Boundary Adjustment Plat approved on May 3, 2010 will be referenced in the title.
2. "I move to approve the Amended Site Development Section Plan and Architectural Elevations for Spirit of St. Louis Airport Lot 11-C with the following conditions..." (Conditions may be added, eliminated, altered or modified).

cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Amended Site Development Section Plan
Architectural Elevations

SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS AMENDED SITE DEVELOPMENT SECTION PLAN - LOT 11-C

A TRACT OF LAND BEING ADJUSTED LOT 11-C OF THE "BOUNDARY ADJUSTMENT OF LOTS 11-B, 11-C,
AND 11-D OF THE RESUBDIVISION OF LOT 11-B OF SPIRIT OF ST. LOUIS AIRPORT LEASE LOTS PLAT 1"
AS RECORDED IN PLAT BOOK _____ PAGE _____
LOCATED IN U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONING: "M3" PLANNED INDUSTRIAL
ORDINANCE NO. 1430

SITE INFORMATION

ADDRESS = 657 NORTH BELL AVENUE
CHESTERFIELD, MO 63005

SITE AREA = 190,325 S.F. OR 4.369 ACRES

OWNER = ST. LOUIS COUNTY

CITY = CITY OF CHESTERFIELD

FLOOD MAP = 29189C0120H

SEWER DISTRICT = MSD

WATERSHED = MISSOURI RIVER

FIRE DISTRICT = MONARCH CHESTERFIELD

SCHOOL DISTRICT = ROCKWOOD R-6

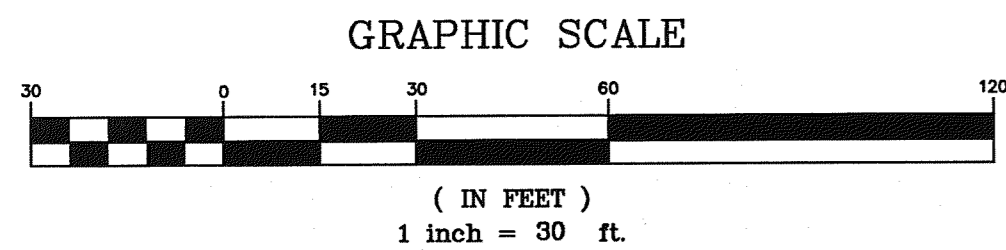
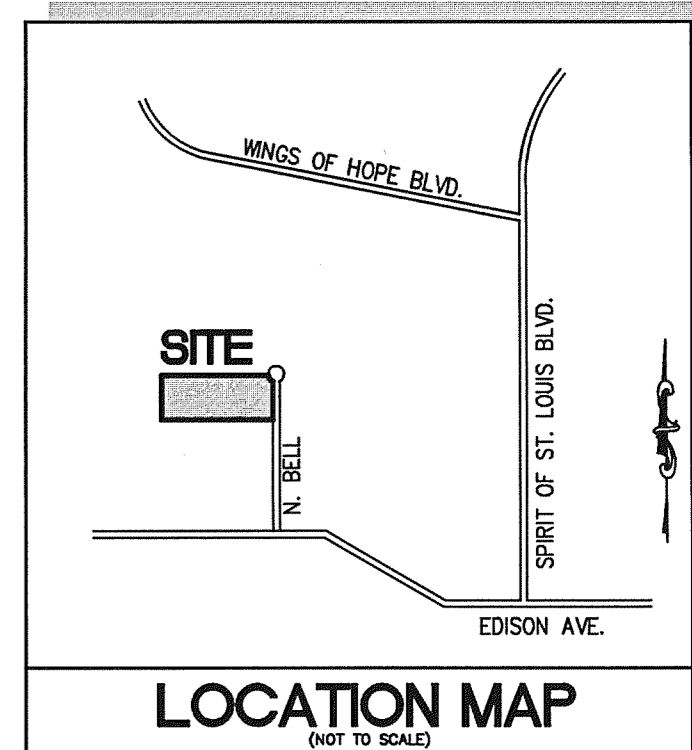
ELECTRIC SERVICE = AMEREN U.E.

GAS SERVICE = LACLEDE GAS

PHONE SERVICE = AT&T

WATER SERVICE = MO. AMERICAN WATER CO.

CABLE SERVICE = CHARTER COMMUNICATIONS



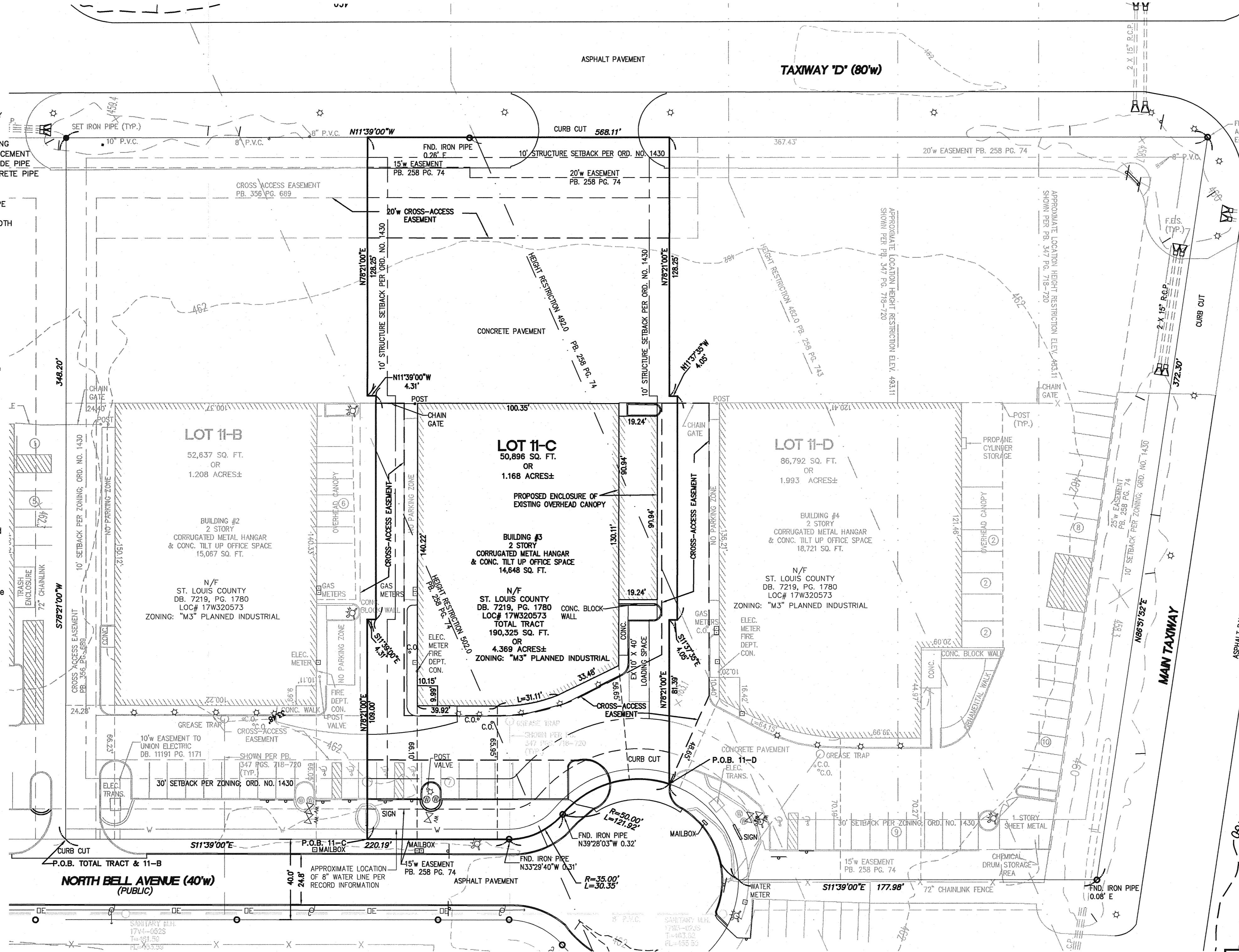
LEGEND	
EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	(Symbol)
EXISTING BUILDING	(Symbol)
EXISTING CONTOUR	(Symbol)
SPOT ELEVATION	(Symbol)
EXISTING UTILITIES	(Symbol)
FOUND 1/2" IRON PIPE	(Symbol)
SET IRON PIPE	(Symbol)
FOUND CROSS	(Symbol)
FOUND STONE	(Symbol)
FIRE HYDRANT	(Symbol)
LIGHT STANDARD	(Symbol)
BUSH	(Symbol)
SIGN	(Symbol)
NOTES PARKING SPACES	(Symbol)
GUY WIRE	(Symbol)
POWER POLE	(Symbol)
WATER VALVE	(Symbol)
DENOTES RECORD INFORMATION	(Symbol)
HANDICAPPED PARKING	(Symbol)

ABBREVIATIONS	
C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.C.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
S	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

PROPERTY DESCRIPTION ADJUSTED LOT 11-C

A tract of land being part of Lot 11-D and part of Lot 11-C of the Resubdivision of Lot 11-B of the Spirit of St. Louis Airport Lease Lots Plat 1 as recorded in Plat Book 357, Page 137, of the St. Louis County Records, located in U.S. Survey 101, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Commencing at a point on the western line of North Bell Avenue, 40 feet wide, said point also being the southeast corner of said Lot 11-B; thence along said western line North 11 degrees 39 minutes 00 seconds West, 149.80 feet to the southeastern corner of above said Lot 11-C, said point also being the Point of Beginning of the herein described tract; thence along the southern line of said Lot 11-C, South 78 degrees 21 minutes 00 seconds West, 109.00 feet; thence departing last said southern line the following courses and distances: North 11 degrees 39 minutes 00 seconds West, 4.31 feet; South 78 degrees 21 minutes 00 seconds West, 110.94 feet and South 11 degrees 39 minutes 00 seconds East, 4.31 feet to the southern line of said Lot 11-C; thence along said southern line South 78 degrees 21 minutes 00 seconds West, 128.25 feet to the southwest corner of said Lot 11-C; thence along the western line of said Lot 11-C, North 11 degrees 39 minutes 00 seconds West, 150.52 feet to the northwest corner of said Lot 11-C; thence along the northern line of said Lot 11-C, North 78 degrees 21 minutes 00 seconds East, 128.25 feet; thence departing last said northern line the following courses and distances: North 11 degrees 37 minutes 35 seconds West, 4.05 feet; North 78 degrees 21 minutes 00 seconds East, 110.94 feet and South 11 degrees 37 minutes 35 seconds East, 4.05 feet to the northern line of said Lot 11-C; thence along said northern line North 78 degrees 21 minutes 00 seconds East, 81.39 feet to the western line of above said North Bell Avenue, said point also being located on a non-tangent curve to the left for which the radius point bears South 83 degrees 49 minutes 11 seconds East 50.00 feet; thence along said western line the following courses and distances: along last said curve with a chord which bears South 27 degrees 34 minutes 54 seconds East, 55.57 feet, an arc length of 58.93 feet to the beginning of a curve to the left for which the radius point bears South 28 degrees 39 minutes 53 seconds East, 35.00 feet; along said curve with a chord which bears South 38 degrees 29 minutes 30 seconds East, 29.41 feet, an arc length of 30.35 feet and South 11 degrees 39 minutes 00 seconds East, 70.39 feet to the Point of Beginning and containing 50,896 square feet or 1.168 acres, more or less.



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.
- THIS AMENDED SITE DEVELOPMENT SECTION PLAN WILL ADHERE TO THE PARKING AND LOADING REGULATIONS OF THE CITY OF CHESTERFIELD CODE.

PARKING CALCULATIONS

REQUIRED PARKING PHASE I: 9 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 3 = 6 SPACES
0 WORK RELATED VEHICLES THAT COULD BE STORED ON SITE = 0 SPACES
TOTAL REQUIRED PARKING = 6 SPACES

EXISTING PARKING: 9 SPACES INCLUDING TWO HANDICAP SPACES.

- SITE LANDSCAPING SHALL REMAIN UNCHANGED FROM THE PREVIOUSLY APPROVED LANDSCAPE PLAN.
- SITE LIGHTING SHALL REMAIN UNCHANGED FROM THE PREVIOUSLY APPROVED LIGHTING PLAN.
- OPENSPACE SHALL REMAIN UNCHANGED FROM THE PREVIOUSLY APPROVED SITE DEVELOPMENT SECTION PLAN.

_____ the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ of the City of Chesterfield (present zoning) of the City of Chesterfield (applicable subsection) do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 2010, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____



STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:
Duggan Contracting, Inc.
CONTACT: Mr. Pat Duggan
1130 Mid Rivers Industrial Drive
St. Peters, MO 63376

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____ of 2010 by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

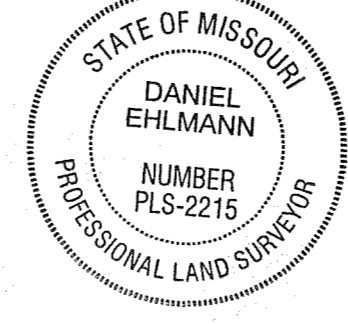
Aimee Nassif,
Planning and Development Services Director

Judy Naggor,
City Clerk

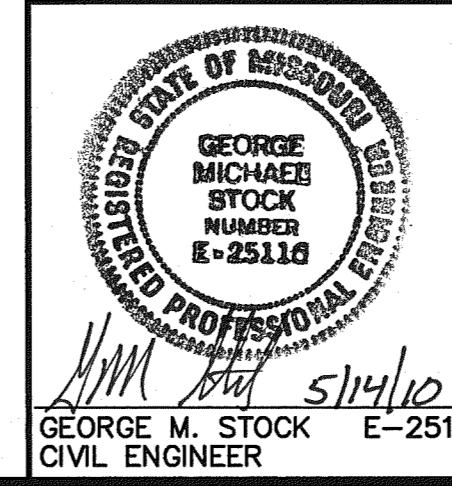
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS AMENDED SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
By: *Daniel Ehlmann* 3/14/10
DANIEL EHLMANN, MISSOURI L.S. NO. 2215



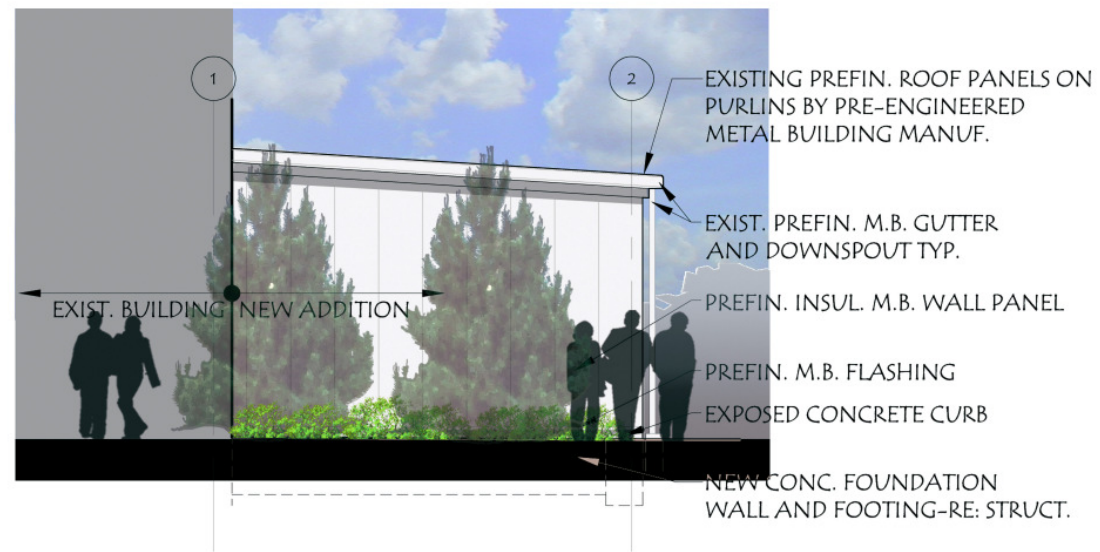
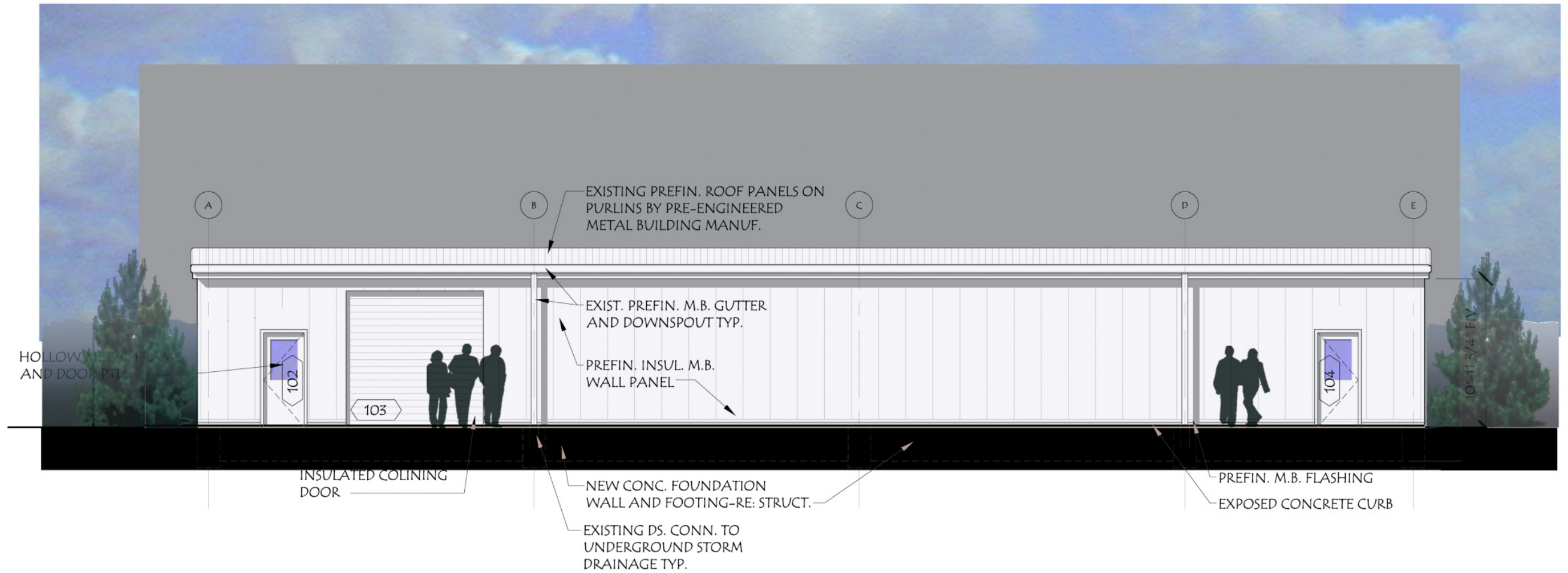
BASE MAP # 17W



AMENDED SITE DEVELOPMENT SECTION PLAN SPIRIT OF ST. LOUIS AIRPORT LOT 11-C

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: E.J.B.	DATE: 4/19/10	CHECKED BY: G.M.S.	DATE: 4/19/10
JOB NUMBER: 210-4588		SHEET: 1 of 1	



PROPOSED ELEVATIONS

SCALE : NOT TO SCALE
MAY 05, 2010

EAST/ WEST ELEVATION
SCALE : NOT TO SCALE



Zwick + Gandt Architecture, Inc.

9109 WATSON ROAD, SUITE 110

ST. LOUIS, MISSOURI 63126

Architecture

Interiors

Planning

JETCORP - ENCLOSURE
657 NORTH BELL AVE., CHESTERFIELD, MISSOURI